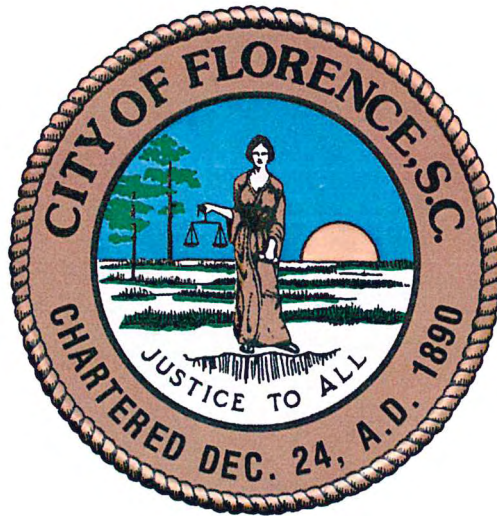


REGULAR MEETING
OF
FLORENCE CITY COUNCIL



COUNCIL CHAMBERS
324 W. EVANS STREET
FLORENCE, SOUTH CAROLINA

MONDAY
JANUARY 8, 2018
1:00 P.M.

REGULAR MEETING OF FLORENCE CITY COUNCIL

MONDAY, JANUARY 8, 2018 – 1:00 P.M.

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET

FLORENCE, SOUTH CAROLINA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. APPROVAL OF MINUTES

December 11, 2017 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Charles Hobgood – 25 years – Police

Kevin Rawlinson – 15 years – Finance

Andy Jones – 15 years – Public Works/Athletic Programs

Randolph Myers – 10 years – Fire

EDUCATIONAL RECOGNITIONS

Kevin Dozier – Passed the “E” Water Operator Certification Exam

James Joyce – Passed the “E” Water Operator Certification Exam

Robert Hyman – Passed the “E” Water Operator Certification Exam

Keith D. Harris – Passed the “D” Water Operator Certification Exam

V. ORDINANCES IN POSITION

- a. **Bill No. 2017-44 – Second Reading**
An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2017, and ending June 30, 2018.
- b. **Bill No. 2017-45 – Second Reading**
An Ordinance to annex and zone property located at 2322 West Heron Drive, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90009-04-004.
- c. **Bill No. 2017-46 – Second Reading**
An Ordinance to annex and zone property owned by Cedar Crest Developers, LLC, Tax Map Number 00098-01-022 and Kate Weaver, portion Tax Map Numbers 00098-01-016 and 00098-01-024.
- d. **Bill No. 2017-47 – Second Reading**
An Ordinance to annex and zone property located at 2483 Parsons Gate, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 01221-01-306.
- e. **Bill No. 2017-48 – Second Reading**
An Ordinance to adopt the City of Florence Unified Development Ordinance and associated Land Use Maps.

VI. INTRODUCTION OF RESOLUTION

- a. **Resolution No. 2018-01**
*A Resolution in Recognition of the Trinity Byrnes Athletic Teams
(Will be sent under separate cover)*

VII. REPORT TO COUNCIL

- a. **Appointments to Boards and Commissions**
 - 1. **Construction and Maintenance Board of Adjustments and Appeals**

VIII. EXECUTIVE SESSION

- a. **Discussion of negotiations incident to proposed contractual arrangements [30-4-70(a)(2)] and to negotiations incident to matters relating to proposed economic development projects [30-4-70(a)(5)]**

IX. ADJOURN

**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, DECEMBER 11, 2017 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT: Mayor Wukela called the regular meeting to order at 1:01 p.m. with the following members present: Mayor Pro tem Frank J. “Buddy” Brand, II; Councilman George D. Jebaily; Councilwoman Teresa M. Ervin; Councilwoman Octavia Williams-Blake; Councilman Glynn F. Willis and Councilwoman Pat Gibson-Hye Moore.

ALSO PRESENT: Mr. Drew Griffin, City Manager; Mrs. Dianne Rowan, Municipal Clerk; Mr. James W. Peterson, Jr., City Attorney; Chief Allen Heidler, Florence Police Department; Mr. Scotty Davis, Director of Community Services; Mr. Thomas Chandler, Director of Finance; Mr. Ray Reich, Downtown Development Manager; Mr. Michael Hemingway, Director of Utilities; Chief Randy Osterman, Florence Fire Department; Mr. Jerry Dudley, Planning Manager; and Mr. Clint Moore, Development Manager.

MEDIA PRESENT: Mr. Joshua Lloyd of the Morning News and Ms. Kiahna Patterson of WBTW TV-13 were present for the meeting.

INVOCATION

Councilwoman Ervin gave an invocation for the meeting. The Pledge of Allegiance to the American Flag followed the invocation.

APPROVAL OF MINUTES

Mayor Pro tem Brand made a motion to adopt the minutes of the November 13, 2017 Regular Meeting. Councilwoman Moore seconded the motion, which carried unanimously.

APPEARANCE BEFORE COUNCIL

MR. BRYAN BRADDOCK, EXECUTIVE DIRECTOR, HOUSE OF HOPE

Mr. Braddock stated that he, Councilwoman Moore and Commander Shells have met regarding hosting a reception at Levy Park on February 14, 2018 to give the homeless community a chance to have a moment of observation and remembrance for those within their community that have passed away during the year. This event would provide an opportunity for the homeless community and the surrounding community to acknowledge those that have passed away.

Mayor Wukela suggested that staff talk with Mr. Braddock, Councilwoman Moore and Commander Shells and determine how this might work and to report back to City Council with their findings.

HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Mayor Wukela presented Quamecia Briggs a Certificate of Recognition for completing 15 years of service with the City of Florence Police Department.

Lance Cpl. Coty Thibodeau received a Certificate of Recognition for completing 10 years of service with the City of Florence Police Department.

APPEARANCE BEFORE COUNCIL

PRESENTATION OF THE CITY OF FLORENCE, SC COMPREHENSIVE ANNUAL FINANCIAL REPORT AND AUDITED FINANCIAL STATEMENTS BY THE INDEPENDENT CERTIFIED PUBLIC ACCOUNTING FIRM OF BURCH, OXNER, SEALE COMPANY, CPA's, PA.

Mr. Tracy Huggins reported to Council that this year's budgeted revenues for the General Fund were \$30,724,250; the actual revenues for the General Fund were \$32,910,842 for a positive variance of \$2,186,592. The budget expenditures for the General Fund were \$37,850,650; the actual expenditures were \$33,884,559 resulting in an actual under budget of \$3,966,091. The net other financing sources budgeted were \$7,126,400 leaving a zero net budget. The actual net other financing sources were \$3,187,404 leaving a variance of (\$3,938,996). Excess revenues actual this year over expenditures was \$2,213,687. 58% of general fund revenue came from property tax credits, business licenses and franchise fees. The unassigned general fund balance is \$13,320,377; an increase of \$1,729,046 from the prior year. The unassigned general fund balance represents 39% of general fund expenditures. The total General Fund balance increased 15% over the past year.

The Enterprise Fund portion of the audit had operating revenues of \$37,424,565; operating expenses of (\$24,522,016); net non-operating expenses of (\$4,039,239); and net transfers out of (\$3,598,000). This leaves a net income in the Enterprise Fund of \$5,265,310.

Mayor Pro tem Brand commended and thanked Mr. Griffin, Mr. Chandler and staff on their outstanding work on the budget.

ORDINANCES IN POSITION

BILL NO. 2017-42 – SECOND READING

AN ORDINANCE TO AMEND SECTION MUNICIPAL UTILITIES CHAPTER 12, ARTICLE II, DIVISION 4, SECTION 23 OF THE CITY OF FLORENCE CODE OF ORDINANCES PERTAINING TO AN AMENDMENT OF THE FEDERAL (NATIONAL) CATEGORICAL PRETREATMENT STANDARDS; AUTHORIZING INDUSTRIAL PRETREATMENT INDUSTRY TO REDUCE SAMPLING OF PARAMETERS NOT PRESENT IN INDUSTRIAL WASTEWATER DISCHARGE WITH CONTINUED DOCUMENTATION AND CERTIFICATION BY THE INDUSTRY.

An Ordinance to amend Section Municipal Utilities Chapter 12, Article II, Division 4, Section 23 of the City of Florence Code of Ordinances pertaining to an amendment of the Federal (National) Categorical Pretreatment Standards; authorizing industrial pretreatment industry to reduce sampling of parameters not present in industrial wastewater discharge with continued documentation and certification by the industry was adopted on second reading.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 11, 2017 – PAGE 3**

Mayor Pro tem Brand made a motion to adopt Bill No. 2017-42 on second reading. Councilwoman Ervin seconded the motion, which carried unanimously.

BILL NO. 2017-43 – SECOND READING

AN ORDINANCE TO REZONE THE PROPERTIES LOCATED AT 448 ALEXANDER STREET; 303 W. ROUGHFORK STREET; 557 LAWSON STREET; 814 GLADSTONE STREET; 405 N. MCQUEEN STREET; 509 JARROTT STREET; 403 S. CHURCH STREET; 924 AND 1022 W. MARION STREET; AND 116 W. VISTA STREET, SAID PROPERTIES BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90060-02-021; 90084-08-008; 90060-04-012; 90060-06-011; 90072-12-022; 90103-15-014; 90103-12-007; 90060-12-021; 90045-03-015; AND 90099-01-021 BY ADDING THE NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICT TO THE AFOREMENTIONED PROPERTIES.

An Ordinance to rezone the properties located at 448 Alexander Street; 303 W. Roughfork Street; 557 Lawson Street; 814 Gladstone Street; 405 N. McQueen Street; 509 Jarrott Street; 403 Church Street; 924 and 1022 W. Marion Street; and 116 W. Vista Street, said properties being specifically designated in the Florence County Tax Records as Tax Map Parcel 90060-02-021; 90084-08-008; 90060-04-012; 90060-06-011; 90072-12-022; 90103-15-014; 90103-12-007; 90060-12-021; 90045-03-015; and 90099-01-021 by adding the Neighborhood Revitalization Overlay District to the aforementioned properties was adopted on second reading.

Councilman Jebaily made a motion to adopt Bill No. 2017-43. Mayor Pro tem Brand seconded the motion.

Council voted unanimously to adopt Bill No. 2017-43 on second reading.

INTRODUCTION OF ORDINANCES

BILL NO. 2017-44 – FIRST READING

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2017, AND ENDING JUNE 30, 2018.

An Ordinance to amend the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2017, and ending June 30, 2018 was passed on first reading.

Councilwoman Moore made a motion to pass Bill No. 2017-44. Councilman Jebaily seconded the motion.

Mr. Thomas Chandler, Director of Finance stated that the budget amendment is being presented to authorize reappropriating funding from fiscal year 2016-17 into fiscal year 2017-18 to complete certain projects and purchases that were not finalized in 2016-17. The amendment also includes funding for the General Fund for projects and requirements that developed since the adoption of the budget and were not included in the 2017-18 original budget.

The General Fund is being further amended for some grant funding received from the South Carolina Department of Health and Environmental Control for mosquito control equipment and to include funding from the Foundation for the Carolinas for equipment to be used in Phase II of the Florence Inclusive Park project.

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 11, 2017 – PAGE 4**

Finally, the Hospitality Fund is being amended to provide funding from Unappropriated Reserves for tourism promotion projects that were not anticipated during the development and adoption of the original FY 2017-18 budget.

Council voted unanimously to pass Bill No. 2017-44 on first reading.

BILL NO. 2017-45 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY LOCATED AT 2322 WEST HERON DRIVE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX RECORDS AS TAX MAP PARCEL 90099-04-004.

An Ordinance to annex and zone property located at 2322 West Heron Drive, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90099-04-004 was passed on first reading.

Councilman Willis made a motion to pass Bill No. 2017-45. Councilwoman Moore seconded the motion.

Mr. Jerry Dudley, Planning Manager reported that the property is located on Heron Drive, off of Hoffmeyer Road in the Lakewood Subdivision. The applicants, Benjamin and Remander Johnson are requesting annexation into the city limits as well as to be zoned R-1, Single-Family Residential District. This zoning request is in agreement with the surrounding property. City water and sewer services are currently available and there is no cost to extend utility services.

On November 14, 2017 the Planning Commission held a public hearing on this matter, and voted unanimously, 8-0, to recommend the zoning request of R-1, Single-Family Residential District.

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

Council voted unanimously to pass Bill No. 2017-45 on first reading.

BILL NO. 2017-46 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CEDAR CREST DEVELOPERS, LLC, TAX MAP NUMBER 00098-01-022 AND KATE WEAVER, PORTIONS OF TAX MAP NUMBERS 00098-01-016 AND 00098-01-024.

An Ordinance to annex and zone property owned by Cedar Crest Developers, LLC, Tax Map Number 00098-01-022 and Kate Weaver, portions of Tax Map Numbers 00098-01-016 and 00098-01-024 was passed on first reading.

Mayor Pro tem Brand made a motion to pass Bill No. 2017-46 on first reading. Councilman Willis seconded the motion.

Mr. Jerry Dudley, Planning Manager reported this is an annexation request made up of three properties, the primary of which fronts on to West Sumter Street. It is approximately 85.9 acres. It is the site of a proposed residential subdivision. A request for zoning of R-3 has been made for this parcel. The remainder of the annexation is a strip of land that is owned by the other property owner and crosses Interstate I-95, running into some property along Beaverdam Drive to accomplish connectivity with the City of Florence. The developer worked this out with the property owners and they have agreed to the annexation.

The plan is to develop the larger parcel and if annexed, the developer will be required to submit plans per the City's sketch plan and development approval process.

City water and sewer services are currently not available for this property. Based on an economic feasibility analysis that has been performed by the City Engineering Department, the estimated cost to extend the services is a little over \$561,300. The 20 year anticipated revenue for the extension is

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 11, 2017 – PAGE 5**

\$419,934; therefore the estimated funds required of the developer to make this project economically feasible for the City is \$141,366.

On November 14, 2017 the Planning Commission held a public hearing on this matter and voted unanimously, 8-0 to recommend the zoning request of R-3, Single-Family Residential District.

City staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property R-3, Single-Family Residential District.

Council voted unanimously to pass Bill No. 2017-46 on first reading.

BILL NO. 2017-47 – FIRST READING

AN ORDINANCE TO ANNEX AND ZONE PROPERTY LOCATED AT 2483 PARSONS GATE, SAID PROPERTY BEING SPECIFICALLY DESIGNATED IN THE FLORENCE COUNTY TAX MAP PARCEL 01221-01-306.

An Ordinance to annex and zone property located at 2483 Parsons Gate, said property being specifically designated in the Florence County Tax Map Parcel 01221-01-306 was passed on first reading.

Councilman Willis made a motion to pass Bill No. 2017-47 on first reading. Councilman Jebaily seconded the motion.

Mr. Jerry Dudley, Planning Manager reported this property is located in the Windsor Forest Subdivision located off of Hoffmeyer Road. The proposed zoning is R-1, Single-Family Residential District.

City water and sewer services are currently available and there is no cost to extend utility services.

On November 14, 2017 the Planning Commission held a public hearing on this matter and voted unanimously, 8-0 to recommend the zoning request of R-1, Single-Family Residential District.

City Staff recommends annexation and concurs with the Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

Council voted unanimously to pass Bill No. 2017-47 on first reading.

BILL NO. 2017-48 – FIRST READING

AN ORDINANCE TO ADOPT THE CITY OF FLORENCE, UNIFIED DEVELOPMENT ORDINANCE AND ASSOCIATED LAND USE MAPS.

An Ordinance to adopt the City of Florence, Unified Development Ordinance and associated Land Use Maps was passed on first reading.

Councilman Jebaily made a motion to pass Bill No. 2017-48 on first reading. Councilwoman Ervin seconded the motion.

Mr. Jerry Dudley, Planning Manager reported that the Unified Development Ordinance's (UDO) jurisdiction will cover the municipal limits of the City of Florence. It was recommended in the adopted five year and five year update of the City of Florence Comprehensive Plan. It is a unified code that will bring together the City's Zoning Code, as well as the land development and subdivision, stormwater, public facilities (water and sewer); flood prevention; signs; and building construction permitting ordinances into one single document. It does not generally amend most of the text in these ordinances, however it is a re-write of the Zoning Code.

The timeline for the Unified Development Ordinance was as follows:

- The Planning, Research and Development Department was formed in 2008
- The Comprehensive Plan was adopted in 2011
- The Comprehensive Plan recommended a rewrite of the Zoning Ordinance

**REGULAR MEETING OF FLORENCE CITY COUNCIL
DECEMBER 11, 2017 – PAGE 6**

- The Zoning Ordinance was rewritten with the assistance of Kendig Keast Collaborative along with a draft of the UDO
- Focus group meetings held with developers, home builders, business owners, realtors (2011-2013)
- A Steering Committee was formed and merged with the Stormwater Advisory Board (2011-2013)
- Staff reviewed changes and edits made by Kendig Keast and the steering committee (2012-2016)
- Work sessions were held with the Planning Commission (Spring 2017)
- Work sessions were also held with City Council (Summer 2017)
- The Unified Development Ordinance was presented to the Planning Commission on November 14, 2017 and was unanimously recommend by the Planning Commission to move forward with presenting it to City Council.

One of the most significant changes to the City’s Zoning Ordinance is the concept of a “character-based land use”. The current Zoning Ordinance includes the “Euclidean” usages such as R-1, R-2 and/or R-3 (Residential) or B-1, B-2 and/or B-3 (Commercial). The proposed zoning code utilizes character classes such as Urban, Auto-Urban, Suburban, Rural and/or Parks and Open Space and their respective District Names and Principle Functions. These proposed residential and commercial zoning districts are intended to reconcile the zoning districts to the intended character of the new district, and therefore guide future development.

The UDO expresses new zoning districts (character) as being rural, estate, suburban and/or auto-urban development types and then sub-categorizes the zoning districts as either residential, commercial re-use, campus, commercial general, CDB, activity center, destination select use, light and heavy industrial.

These designations relate to the density, scale, and site design rather than land use alone.

The adoption of a “character” based Land Use/Development is a direct recommendation of the Comprehensive Plan.

- Character based zoning – At the time a zoning or permitting decision is considered, emphasis is placed on the “proposed use” but in context with the relative mix of buildings, impervious surfaces, open space, and buffering of the adjacent properties and neighborhood/street.
- It is this consideration that shapes the development character of the street which in turn influences land use compatibility.

Our current code places emphasis on a zoning district with a multitude of allowable uses (with weak development standards) which are often in conflict with the street or neighborhood. Therefore, no consideration is given regarding the form of development.

The proposed Ordinance establishes a number of development standards for both residential and commercial uses that address character, scale and density/intensity of development.

- Development yield and lot standards
- Buildings and structures (accessory and design)
- Site design and development (parking, landscaping, buffering)

Another significant change is in the landscaping section. The City’s current ordinance is very weak on landscaping and this is a substantial increase in the requirements.

Council voted unanimously to pass Bill No. 2017-48 on first reading.

INTRODUCTION OF RESOLUTION

RESOLUTION NO. 2017-22

A RESOLUTION IN RECOGNITION OF RUSSELL EYE CARE'S 100TH ANNIVERSARY.

A Resolution in recognition of Russell Eye Care's 100th Anniversary was adopted by Council. Councilwoman Williams-Blake read the Resolution for the record and made a motion to adopt Resolution No. 2017-22.

Resolution No. 2017-22 was adopted unanimously by City Council.

REPORT TO COUNCIL

APPOINTMENTS TO BOARDS AND COMMISSIONS

**CONSTRUCTION AND MAINTENANCE BOARD
OF ADJUSTMENTS AND APPEALS**

Councilwoman Williams-Blake made a motion to appoint Mr. Werner Jacobs to serve on the Construction and Maintenance Board of Adjustments and Appeals as the Plumbing Contractor. Councilman Willis seconded the motion, which carried unanimously.

Mr. Werner Jacobs was appointed to serve on the Construction and Maintenance Board of Adjustments and Appeals for a term to begin immediately and end June 30, 2019.

Councilman Jebaily deferred his appointment of a Mechanical Contractor to this Board.

ADJOURN

Councilman Willis made a motion to adjourn the meeting. Councilman Jebaily seconded the motion. The meeting was adjourned without objection at 2:20 p.m.

Dated this 8th day of January, 2018.

Dianne M. Rowan, Municipal Clerk

Stephen J. Wukela, Mayor

FLORENCE CITY COUNCIL MEETING

**V. a.
Bill No. 2017-44
Second Reading**

DATE: December 11, 2017
AGENDA ITEM: FY 2017-18 Budget Amendment Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

An amendment to the FY 2017-18 City of Florence Budget is presented to update the current year budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

No previous action has been taken on this ordinance.

III. POINTS TO CONSIDER

A. The objective of the proposed ordinance is to more closely align budgeted amounts with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.

B. Funds are being re-appropriated from fiscal year 2016-17 to provide funding from Unappropriated Reserves for FY 2017-18 in the General Fund, the Water & Sewer Utilities Enterprise Fund, the Hospitality Fund, the Water & Sewer Equipment Replacement Fund, and the Stormwater Equipment Replacement Fund to complete projects and purchases which were not finalized at the end of fiscal year 2016-17.

C. The General Fund is also being amended to provide funding from Unappropriated Reserves for projects and purchases that were not anticipated during the development and adoption of the original FY 2017-18 budget. The General Fund is being further amended to include grant funding from the SC Department of Health & Environmental Control for mosquito control equipment, and to include funding from the Foundation for the Carolinas for equipment to be used in Phase II of the Florence Inclusive Park project.


D. Additionally, the Hospitality Fund is being amended to provide funding from Unappropriated Reserves for tourism promotion projects that were not anticipated during the development and adoption of the original FY 2017-18 budget.

IV. STAFF RECOMMENDATION

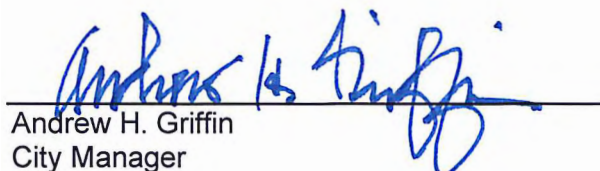
Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2017, AND ENDING JUNE 30, 2018

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2017, and ending June 30, 2018, is hereby amended as follows:

Section 1. That the category of revenues of the General Fund in said budget is hereby amended by the additional appropriations as follows:

- 100120-790000 Miscellaneous Grants is increased in the amount of \$94,100 to provide for funding from the SC Department of Health & Environmental Control (SCDHEC) for the purchase of mosquito control equipment (\$19,100) and to provide funding from the Foundation for the Carolinas for equipment to be used in Phase II of the Florence Inclusive Park project (\$75,000).

- 100375-435010 From Unappropriated Reserve is funded in the amount of \$2,367,600 from Assigned Fund Balance to re-appropriate monies for the completion of projects and purchases which were not finalized at the end of FY 2016-17.

- 100375-435010 From Unappropriated Reserve is funded in the amount of \$1,821,800 from Unassigned Fund Balance for projects and purchases which were not anticipated during the development and adoption of the FY 2017-18 budget.

Section 2. That the category of expenditures of the General Fund in said budget is hereby amended by the additional appropriations as follows:

- 10041900-580040 Auto Equipment (Community Services) is funded in the amount of \$30,000 to provide for the replacement of vehicle # 501.

- 10042100-580040 Auto Equipment (Police) is increased in the amount of \$29,500 to provide for the purchase of a marked police vehicle.

- 10042100-580060 Other Equipment (Police) is increased in the amount of \$57,000 to provide for a fingerprint processing chamber (\$13,500), seven Tasers and holsters (\$8,300), five in-car cameras (\$26,000), and eight body-worn cameras (\$9,200).

- 10042100-580070 Data Processing Equipment (Police) is increased in the amount of \$8,000 to provide for four Codes Enforcement tablet computers.

- 10042200-580010 Buildings & Fixed Equipment (Fire) is increased in the amount of \$36,000 to provide for Station # 1 and # 2 concrete pad repairs (\$28,000) and Station # 2 bunkroom completion (\$8,000).

- 10042200-580040 Auto Equipment (Fire) is funded in the amount of \$62,000 to provide for the replacement of vehicle # 268 (\$26,000) and vehicle # 276 (\$36,000).

FY 2017-2018 Budget Amendment Ordinance (continued)

- 10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$124,200 to provide for the replacement of pickup truck # 948 (\$25,000), pickup truck # 938 (\$25,000), pickup truck # 325 (\$25,000), pickup truck # 329 (\$24,600), and pickup truck # 362 (\$24,600).
- 10043020-580050 Facility Improvements (Beautification & Facilities) is funded in the amount of \$2,000 to provide for Sign Shop repairs.
- 10043020-580060 Other Equipment (Beautification & Facilities) is increased in the amount of \$37,200 to provide for the replacement of mower # 958 (\$10,000), Farmers Market tents (\$4,500), a paint striper (\$3,500), and mosquito control equipment funded by a SCDHEC Mosquito Control Grant (\$19,200).
- 10043022-580060 Other Equipment (Sanitation) is funded in the amount of \$7,000 to provide for recycling trailer repairs.
- 10043023-580040 Auto Equipment (Equipment Maintenance) is funded in the amount of \$65,000 to provide for the replacement of pickup truck # 482.
- 10043024-534090 Maple Park Maintenance (Recreation) is increased in the amount of \$36,900 to provide for renovations to the Maple Park Center.
- 10043024-580030 Office Equipment (Recreation) is funded in the amount of \$20,500 to provide for twelve computers for community centers.
- 10043024-580040 Auto Equipment (Recreation) is increased in the amount of \$86,000 to provide for the replacement of pickup truck # 927 (\$25,000), and bus # 921 (\$61,000).
- 10043024-580050 Facility Improvements (Recreation) is funded in the amount of \$19,900 for a Gymnastic Facility canopy (\$1,900) and a pickleball court (\$18,000).
- 10043024-890000 Miscellaneous Grants (Recreation) is funded in the amount of \$14,000 to provide for grant expenditures related to improvements at Lucas Park.
- 10043025-534010 Athletic Facility Maintenance (Athletic Programs) is increased in the amount of \$12,500 for Northside Ballfield lighting repairs.
- 10043025-560070 Marketing and Promotions (Athletic Programs) is increased in the amount of \$68,300 to provide for marketing related expenditures for Freedom Florence, the Tennis Center, and the Soccer Complex.
- 10043025-580040 Auto Equipment (Athletic Programs) is funded in the amount of \$50,500 to provide for Soccer Complex pickup truck (\$25,000)

FY 2017-2018 Budget Amendment Ordinance (continued)

and for the replacement of pickup truck # 911 (\$25,500).

- 10043025-580050 Facility Improvements (Athletic Programs) is increased in the amount of \$226,900 for Tennis Center court resurfacing (\$83,000), and for lower Freedom Florence backstop replacement (\$143,900).
- 10043025-580060 Other Equipment (Athletic Programs) is increased in the amount of \$105,000 to provide for a new mower for the Soccer Complex (\$12,000), a zero-turn mower for the Soccer Complex (\$14,000), a tandem trailer for the Soccer Complex (\$3,000), a striper for the Soccer Complex (\$5,000), and the replacement of mower # 957 (\$14,000), mower # 906 (\$8,200), mower # 965 (\$12,950), and turf mower # 953 (\$35,850).
- 1006300-531000 Professional Services (Planning, Research & Development) is increased in the amount of \$20,000 to provide for professional services related to updating the City's sign ordinance.
- 10047000-589510 Bond Issuance Costs (Debt Service) is funded in the amount of \$100,000 to provide for the bond issuance costs incurred for the Series 2017 Installment Purchase Revenue Bonds used to fund recreation and athletic capital improvements.
- 10047000-590055 IPR Bonds (Debt Service) is funded in the amount of \$207,000 to provide for the FY 2017-18 debt service payments on the Series 2017 Installment Purchase Revenue Bonds used to fund recreation and athletic capital improvements.
- 10049200-593020 Transit System (Community Programs) is increased in the amount of \$84,000 to provide for improvements to the new PDRTA bus transfer station site on the corner of Irby and Darlington Streets (\$79,000), and carry-over funding for a PDRTA downtown shuttle route (\$5,000).
- 10049200-593080 NOU Homeless Program (Community Programs) is funded in the amount of \$75,000 to provide for operational costs of organizations participating in the No One Unsheltered (NOU) project, a collaborative endeavor developed by the Mayor's Coalition Homelessness Committee.
- 10049300-594013 Art Trail Gallery (Non-Departmental) is funded in the amount of \$729,100 to provide funding for costs related to rehabilitation of property owned by the City located at 142 North Dargan Street to house the Art Trail Gallery.
- 10049300-594015 City Center Operations (Non-Departmental) is increased in the amount of \$12,000 to provide for costs related to improvements and furnishings for the City Center fourth floor conference room.
- 10049300-594020 Contingency Fund (Non-Departmental) is increased in the

FY 2017-2018 Budget Amendment Ordinance (continued)

amount of \$50,000 to provide for contingency funding for unanticipated General Fund projects, programs and/or other requirements in FY 2017-18.

- 10049300-594049 Cut/Patch Paving (Non-Departmental) is funded in the amount of \$250,000 to provide the first of two incremental appropriations over a period two fiscal years, totaling \$500,000, as matching funds required by SCDOT for the improvement and widening of Bentree Lane.
- 10049300-594053 Brownfields Cleanup (Non-Departmental) is funded in the amount of \$160,000 to provide for cleanup of the Young Pecan brownfield property.
- 10049300-594101 Recreation Facilities (Non-Departmental) is funded in the amount of \$315,500 to provide funds for existing recreation facilities improvements and upgrades (\$240,500) and for equipment to be used in Phase II of the Florence Inclusive Park project (\$75,000)
- 10049300-594130 IT Upgrade (Non-Departmental) is increased in the amount of \$15,000 to provide funds for IT upgrades in the General Fund related to IT system equipment replacement and upgrades.
- 10049300-594140 Rail Trail – DHEC (Non-Departmental) is funded in the amount of \$3,300 to provide for DHEC grant-funded trail system improvements.
- 10049300-594142 Neighborworks Program (Non-Departmental) is funded in the amount of \$50,000 to provide the City’s portion of funding for the Neighborhood Works IDA matched savings program.
- 10049300-594145 FMU Appropriation (Non-Departmental) is funded in the amount of \$600,000 to provide the second and final of two incremental appropriations over two fiscal years, totaling \$1.2 million, to assist FMU in acquiring 201 W. Evans Street (“the Old Post Office Building”) for use as a health education facility.
- 10049300-594160 Property Acquisition (Non-Departmental) is funded in the amount of \$514,200 to provide for the acquisition of property located at 152 South McQueen Street (\$424,000) and property located at 125 South McQueen Street (\$90,200).

Section 3. That the category of revenues of the Water and Sewer Enterprise Fund in said budget is hereby amended by the additional appropriations as follows:

- 200375-435010 From Unappropriated Reserve is funded in the amount of \$727,000 from unrestricted net assets.

Section 4. That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended as follows:

FY 2017-2018 Budget Amendment Ordinance (continued)

- 20041506-550510 Meters, Parts & Supplies (Utility Finance) is increased in the amount of \$105,000 to provide for equipment to expand the Flex Net automated meter reading system.
- 20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$108,000 to provide for the Dewey Carter Pump Station upgrade.
- 20044042-580050 Facility Improvements (Surface Water) is increased in the amount of \$315,000 to provide for the Surface Water Plant bulk chemical tanks replacement (\$132,000), filter media replacement (\$150,000), and completion of HVAC system replacement (\$33,000).
- 20044043-580050 Facility Improvements (Ground Water) is increased in the amount of \$122,000 to provide for Oakdale water treatment plant filter media replacement (\$109,000), and South Florence water treatment plant filter media replacement (\$13,000).
- 20049300-594015 City Center Operations (Non-Departmental) is increased in the amount of \$12,000 to provide for costs related to improvements and furnishings for the City Center fourth floor conference room.
- 20049300-594020 Contingency Fund (Non-Departmental) is increased in the amount of \$50,000 to provide for contingency funding for unanticipated water and sewer facilities maintenance and improvements required in FY 2017-18.
- 20049300-594130 IT Upgrade (Non-Departmental) is increased in the amount of \$15,000 to provide funds for IT upgrades in the Water and Sewer Utilities Enterprise Fund related to IT system equipment replacement and upgrades.

Section 5. That the category of revenues of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 210375-435010 From Unappropriated Reserve is funded in the amount of \$403,000 from unrestricted net assets.

Section 6. That the category of expenses of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 21041506-580040 Auto Equipment (Utility Finance Equipment Replacement) is increased in the amount of \$20,700 to provide funding for the replacement of pickup truck # 624.
- 21041506-580070 Data Processing Equipment (Utility Finance Equipment Replacement) is funded in the amount of \$20,300 to provide funding for the purchase of utility billing computer hardware.

FY 2017-2018 Budget Amendment Ordinance (continued)

- 21044040-580060 Other Equipment (Engineering Equipment Replacement) is increased in the amount of \$40,000 to provide funding for a large format copier (\$20,000), a laser level (\$8,000), and a surveying station (\$12,000).
- 21044041-580040 Auto Equipment (Wastewater Equipment Replacement) is increased in the amount of \$45,000 to provide funding for the replacement of pickup truck # 650.
- 21044041-580060 Other Equipment (Wastewater Equipment Replacement) is increased in the amount of \$16,000 to provide funding for a zero turn lawnmower.
- 21044043-580060 Other Equipment (Ground Water Equipment Replacement) is increased in the amount of \$120,000 to provide funding for an emergency generator.
- 21044044-580010 Buildings and Fixed Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$7,500 to provide funding for the purchase of a heat pump replacement.
- 21044044-580040 Auto Equipment (Distribution Operations Equipment Replacement) is funded in the amount of \$133,500 to provide funding for the purchase of replacement dump truck # 663 (\$65,000) and utility truck # 669 (\$68,500).

Section 7. That the category of revenues of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 310375-435010 From Unappropriated Reserve is funded in the amount of \$94,000 from unrestricted net assets.

Section 8. That the category of expenses of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

- 31044060-580060 Other Equipment (Stormwater Operations Equipment Replacement) is funded in the amount of \$94,000 to provide funding for a street sweeper to be used downtown.

Section 9. That the category of revenues of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

- 400375-435010 From Unappropriated Reserve is increased in the amount of \$71,000 from fund balance.

Section 10. That the category of expenditures of the Hospitality Fund in said budget is hereby amended by the additional appropriations as follows:

- 40049900-531000 Professional Services (Hospitality Fund General Expenditures) is funded in the amount of \$51,000 for costs associated with advertising for the Florence Branding Campaign.

FY 2017-2018 Budget Amendment Ordinance (continued)

- 40049900-598048 SCGA Amateur Golf Tournament (Hospitality Fund General Expenditures) is funded in the amount of \$4,500 for sponsorship of the SCGA Amateur Golf Championship Tournament.

- 40049900-598049 Wayfinding Signage (Hospitality Fund General Expenditures) is increased in the amount of \$15,500 for the acquisition of wayfinding signage.

Section 11. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2017.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Diane Rowan
Municipal Clerk

V. b.
Bill No. 2017-45
Second Reading

FLORENCE CITY COUNCIL MEETING

DATE: December 11, 2017

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by Benjamin and Remander Johnson, TMN 90009-04-004

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2322 West Heron Dr., Tax Map Number 90009-04-004, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owners, Benjamin and Remander Johnson.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On November 14, 2017 Planning Commission held a public hearing on this matter, and voted unanimously, 8-0 to recommend the zoning request of R-1, Single-Family Residential District.

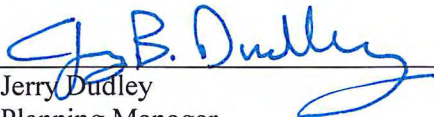
III. POINTS TO CONSIDER:


- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

Attachment 2:
Location Map: 2322 West Heron Drive



Legend

- Proposed Parcel
- Address Points
- Manhole
- Gravity Main
- Water Main
- Roads
- City Limits
- Parcels



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Attachment 3: Petition for Annexation form

STATE OF SOUTH CAROLINA

PETITION FOR ANNEXATION

COUNTY OF FLORENCE

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows

- 1 The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence
- 2 That the petitioner(s) desires to annex the property more particularly described below:

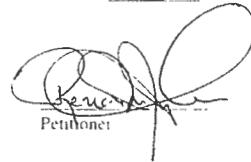
Florence County Tax Map

- 3 Annexation is being sought for the following purposes:
Connection to city water/sewerage (currently using Septic Tank).
- 4 That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation

Total Residents	<u>3</u>
Race	
Total 18 and Over	<u>3</u>
Total Registered to Vote	<u>3</u>

Date 9/24/17



Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition

Date 9/27/17

FOR OFFICIAL USE ONLY



ORDINANCE NO. 2017 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY BENJAMIN AND REMANDER JOHNSON, TMN 90009-04-004

WHEREAS, a Public Hearing was held in the Council Chambers on November 14, 2017 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Benjamin and Remander Johnson, owners of TMN 90009-04-004, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 90009, block 04, parcel 004 (0.449 acres).

Any portions of public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

ADOPTED THIS _____ DAY OF _____, 2017
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 11, 2017

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by Cedar Crest Developers, LLC, TMN 00098-01-022 and Kate Weaver, portions of TMN's 00098-01-016 and 00098-01-024

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located off of West Sumter Street., Tax Map Number 00098-01-002 and portions of TMN's 00098-01-016 and 00098-01-024 and zone to R-3, Single-Family Residential District. The request is being made by the property owners, Cedar Crest Developers, LLC and Kate Weaver.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On November 14, 2017 Planning Commission held a public hearing on this matter, and voted unanimously, 8-0 to recommend the zoning request of R-3, Single-Family Residential District.

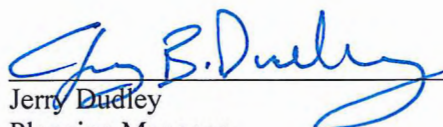
III. POINTS TO CONSIDER:


- (1) Request is being considered for first reading.
- (2) The proposed zoning and annexation consists of an 85.9 acre parcel (TMP 00098-01-022) with frontage on West Sumter Street and portions of TMP's 00098-01-016 and 00098-01-024 consisting of a five foot strip as illustrated in Attachment 2.
- (3) There are plans to develop the 89 acre parcel (TMP 00098-01-022) per the R-3 zoning district. If annexed, the developer will be required to submit plans per the City's sketch plan and development approval process.
- (4) City water and sewer services are currently not available. Based on an economic feasibility analysis performed by the City Engineering Department, the estimated cost to extend utility services is \$561,300. The 20 year anticipated revenue for the extension is \$419,934; therefore, the estimated funds required of the developer to make this project economically feasible for the city are \$141,366.
- (5) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-3, Single-Family Residential District.

IV. PERSONAL NOTES:

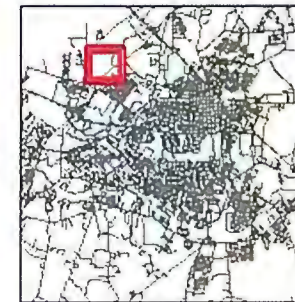
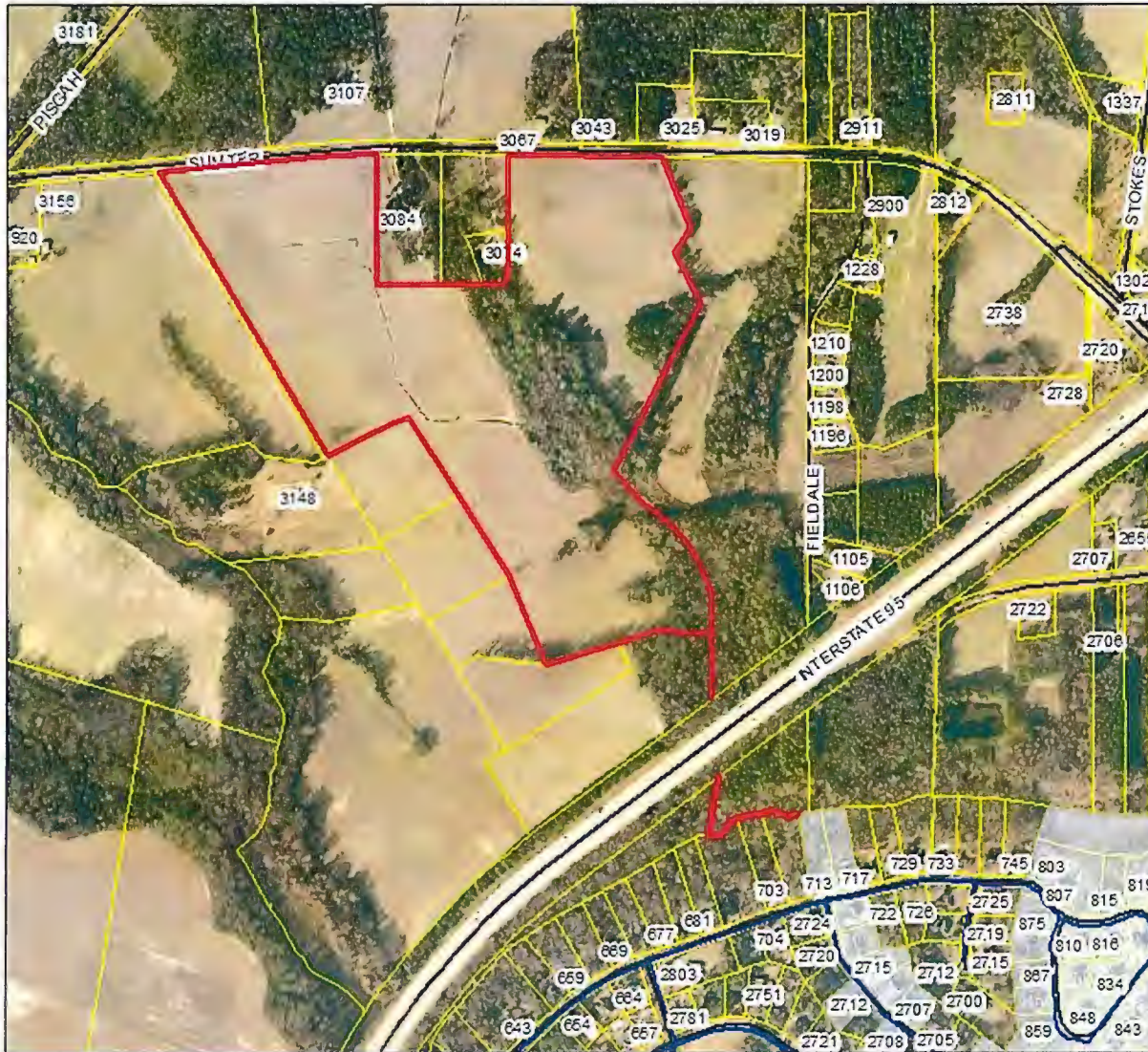
V. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Cedar Crest Connectivity Plat
- (4) Petition for Annexation form
- (5) Petition for Annexation form


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

Attachment 2: Location Map: West Sumter Street



Legend

- Proposed Parcel
- Address Points
- Water Mains
- Roads
- City Limits
- Parcels

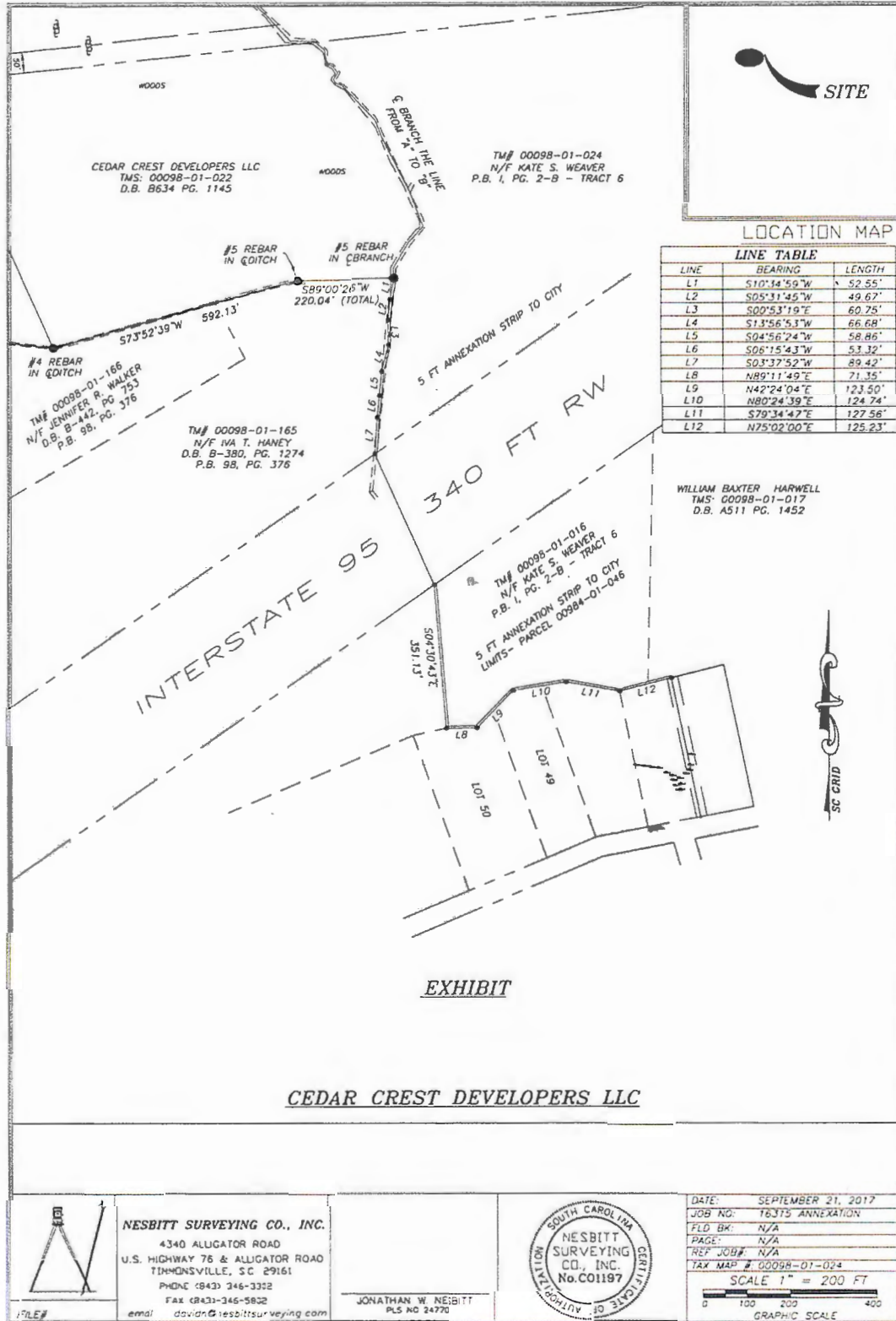


DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

600 300 0 600 Feet



Attachment 3: Cedar Crest Connectivity Plat



Attachment 4: Petition for Annexation form

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

- 3. Annexation is being sought for the following purposes:

To allow connectivity in the city limits

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with § 5-2-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

In the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents
 Race
 Total 18 and Over
 Total Registered to Vote

currently vacant land

Date _____

[Signature]
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition.

Date 10/5/11

FOR OFFICIAL USE ONLY

[Signature]

Attachment 5: Petition for Annexation form

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

- 1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
- 2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

- 3. Annexation is being sought for the following purposes:

Development of a residential subdivision

- 4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents
 Race
 Total 18 and Over
 Total Registered to Vote

vacant strip of land

Date 10/5/17

Petitioner: Alfred Cassidy

Date

Petitioner

Certification as to ownership on the date of petition:

Date 10/5/17

FOR OFFICIAL USE ONLY

Alfred Cassidy

ORDINANCE NO. 2017 _____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY CEDAR CREST DEVELOPERS, LLC, TMN 00098-01-022 AND KATE WEAVER, PORTION TMN'S 00098-01-016, and 00098-01-024

WHEREAS, a Public Hearing was held in the Council Chambers on November 14, 2017 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Cedar Crest Developers, LLC, owner of TMN 00098-01-022, and application by Kate Weaver, owner of TMN's 00098-01-016 and 00098-01-024 was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-3, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 00098, block 01, parcel 022 (85.9 acres) and as a portion Florence County Tax Map 00098, block 01, parcel 016 and Florence County Tax Map 00098, block 01, parcel 024 shown as the 5ft annexation strip on the attached plat dated September 21, 2017.

Any portions of public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

- 1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**
- 2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

ADOPTED THIS _____ DAY OF _____, 2017
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: December 11, 2017

AGENDA ITEM: Ordinance to Annex and Zone Property Owned by Donald Nance, TMN 01221-01-306

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex property located at 2483 Parsons Gate., Tax Map Number 01221-01-306, into the City of Florence and zone to R-1, Single-Family Residential District. The request is being made by the property owner, Donald Nance.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) On November 14, 2017 Planning Commission held a public hearing on this matter, and voted unanimously, 8-0 to recommend the zoning request of R-1, Single-Family Residential District.

III. POINTS TO CONSIDER:

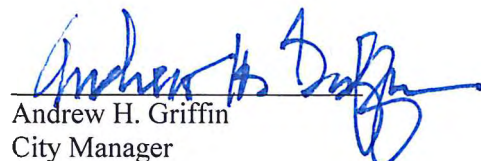
- (1) Request is being considered for first reading.
- (2) The lot is currently the site of a single-family dwelling.
- (3) City water and sewer services are currently available; there is no cost to extend utility services.
- (4) City Staff recommends annexation and concurs with Planning Commission's recommendation to zone the property R-1, Single-Family Residential District.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Map showing the location of the property
- (3) Petition for Annexation form


Jerry Dudley
Planning Manager


Andrew H. Griffin
City Manager

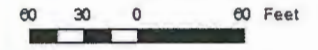
**Attachment 2:
Location Map: 2483 Parsons Gate**



- Legend**
- Proposed Parcel
 - Address Points
 - Manhole
 - Gravy Main
 - Water Mains
 - Roads
 - City Limits
 - Parcels



DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Attachment 3: Petition for Annexation form

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PETITION FOR ANNEXATION

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map

3. Annexation is being sought for the following purposes:

receive city services - water, police, fire, trash pickup

4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents	<u>4</u>
Race	<u>W</u>
Total 18 and Over	<u>2</u>
Total Registered to Vote	<u>2</u>

Date 10-11-17

Donnae Anne
Petitioner

Date _____

Petitioner

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Date <u>10/13/17</u>	<u>Alfred Connely</u>

ORDINANCE NO. 2017_____

AN ORDINANCE TO ANNEX AND ZONE PROPERTY OWNED BY DONALD NANCE, TMN 01221-01-306

WHEREAS, a Public Hearing was held in the Council Chambers on November 14, 2017 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Donald Nance, owner of TMN 01221-01-306, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of R-1, Single-Family Residential District:

The property requesting annexation is shown more specifically on Florence County Tax Map 01221, block 01, parcel 306 (0.606 acres).

Any portions of public rights-of-way abutting the above described property will be also included in the annexation.

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

- 1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**
- 2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

ADOPTED THIS _____ DAY OF _____, 2017

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

CITY OF FLORENCE COUNCIL MEETING

DATE: December 11, 2017

AGENDA ITEM: An Ordinance to adopt the City of Florence Unified Development Ordinance and associated City of Florence land use map based upon the proposed zoning designations

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An Ordinance to adopt the City of Florence Unified Development Ordinance and associated city land use map based upon the proposed zoning designations

II. POINTS TO CONSIDER:

- 1) The purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted February 14, 2011 and updated May 8, 2017, guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence.
- 2) The Unified Development Ordinance is a single document that encompasses all the development codes for the City of Florence including the existing land and subdivision, stormwater management and flood prevention ordinances as well as a rewrite of the zoning ordinance.
- 3) The Unified Development Ordinance was developed with the assistance of Kendig Keast Collaborative and is based on the concepts of promoting desirable community character traits, fostering economic development and enhancing the livability of our community.
- 4) Following the initial rewrite of the Zoning Ordinance (Unified Development Ordinance), City staff held, over a period of one and one-half years, a series of stakeholder meetings (realtors, engineers, contractors, planning commission members, developers, residents, private citizens and any other interested party). From those stakeholder meetings, City staff incorporated a large volume of changes into the rewrite.
- 5) Following these rewrites, City staff retained a third party professional to read the document for clarity and any other recommended changes to the proposed development standards. City staff then worked in small groups with members of Planning

Commission and City Council to review and “fine-tune” the proposed code as well as the proposed Official Land Use Map .

- 6) There are a number of significant changes to the City’s Zoning Ordinance, the most overarching of which is the concept of “character-based land use” and the new corresponding development standards. The current Zoning Ordinance includes the “Euclidean” usages such as R-1, R-2 and/or R-3 (Residential) or B-1, B-2 and/or B-3 (Commercial) while the proposed zoning code utilizes character classes such as Urban, Auto-Urban, Suburban, Rural and/or Parks and Open Space and their respective District Names and Principle Functions. These proposed residential and commercial zoning districts are intended to reconcile the zoning districts to the intended character of the new district and, therefore, guide future development.
- 7) The outline for the proposed Unified Development Ordinance is as follows:

Article 1. Jurisdiction, Zoning Districts and Land Uses – The Ordinance is adopted for the purpose of implementing the Comprehensive Plan and guiding development in accordance with existing and future needs and promoting the public health, health, safety, morals, convenience, order, appearance, prosperity, and the general welfare, as well as providing for the orderly development of land.

Article 2. Zoning Districts and Land Uses – Article 2 establishes the zoning districts, the permitted, limited, conditional, and prohibited uses in each zoning district, and the additional standards that apply to limited and conditional uses.

Article 3. Standards of Development – Article 3 establishes the standards for the character, scale, and density/intensity of development that is allowed within each zoning district which are set out in Article 2 above.

Article 4. Residential Development – Article 4 establishes the standards for new residential developments within the City to include minimum lot size, open space requirement and maximum housing densities.

Article 5. Existing Neighborhoods – Article 5 establishes the development standards for residential lots within existing neighborhoods (Neighborhood Conservation Districts) to

include determining set-backs and impervious surface standards.

Article 6. Nonresidential and Mixed Use Development – Article 6 establishes the provisions for minimum lot width, minimum building setbacks, maximum building height and minimum landscape surface ratio for each district.

Article 7. Bonuses – Article 7 establishes density bonuses for open Space Preservation and Residential Green Building practices.

Article 8. Supplemental Standards – Article 8 establishes regulatory guidance regarding the construction of fencing, structure projections onto setbacks, bufferyards and/or public spaces as well as swimming pools, satellite dishes, animal pens, and accessory building and structures.

Article 9. Parking and Loading – Article 9 establishes and ensures that adequate off-street parking is provided to include design for residential and commercial parking areas and their maintenance.

Article 10. Landscaping and Buffering – Article 10 establishes the development requirements for lot and building landscaping, parking lot landscaping, street trees and bufferyards. In addition, it provides credits for existing trees and establishes guidelines for tree protection associated with construction and tree planting activities.

Article 11. Environmental and Safety Standards – Article 11 speaks to the issue of outdoor lighting, maximum noise and vibration levels and is generally consistent with other Ordinances of the City.

Article 12 through Article 16 are other related development codes that have previously been adopted by the City. By example, a partial list would include Design Guidelines for Downtown Florence, Stormwater and Drainage Regulations and the City's Sub-Division and Land Development Code (Utilities and Street design).

Article 17 and Article 18. Sign Regulations and Nonconformities – These two Articles establish regulations for

signs within the City of Florence. In an early attempt to improve the City's existing sign ordinance, we included into this rewrite regulations from our previous zoning ordinance (pre-consolidation with the County). We also included better enforcement policies and established the ability to create a common sign plan for developments.

Article 19. Nonconformities – Article 19 establishes the regulatory framework to deal with existing developments within the City. The Article allows the continued use of the property without restrictions – legally nonconforming – however, should a use be abandoned, then a property is required to move toward conformity when it is redeveloped. As a matter of law, nonconforming uses may not be expanded.

Article 20. Administrative Bodies – Article 20 sets forth the powers, rules and responsibility of governing bodies as they relate to the Unified Development Ordinance. Examples include, City Council, Planning Commission, Board of Zoning Appeals, Design Review Board, City Staff – Director of Planning, Downtown Planning Coordinator, Building Official or other City staff as designated by the City Manager.

Article 21. Permits and Procedures – Article 21 sets forth permits that are required for development within the City. All of these permits are currently specified within the adopted Codes of the City of Florence.

Article 22. Variances, Appeals, and Interpretations – Article 22 establishes the rules, procedures and laws that govern the granting of variances, appeals and the standards and responsibility for interpreting the Unified Development Ordinance. Most of these actions are governed by state law, therefore, there will be limited areas for changes or amendments.

Article 23. Enforcement and Remedies – Article 23 generally establishes the procedures that will be used to assure compliance with the provisions of the Unified Development Ordinance. This article would address activities such as stop work orders, revocation of permits or other like approvals, abatement of violations, fines and the statement that violations of this Ordinance constitute a misdemeanor.

The remaining portions of the Unified Development Ordinance provide a means of measurement, definitions and the appendixes outlining best building and site design practices.

- 8) City staff recommends the adoption of the Unified Development Ordinance as it implements goals adopted in the City of Florence Comprehensive Plan, reflects the character, interests and development trends of the City, and acts as an agent for change and improvement within our community.

III. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- 1) Planning Commission held a public hearing on November 14, 2017 regarding this matter. The Planning Commission voted unanimously (8-0) to recommend the Unified Development Ordinance and the associated city land use map based upon the new proposed zoning designations.

IV. OPTIONS

City Council may:

1. Approve the request as presented based on the information submitted.
2. Defer the request should additional information be needed.
3. Suggest other alternatives.
4. Deny the request.

V. ATTACHMENTS:

(1) Ordinance

(2) Proposed Unified Development Ordinance available at:

a) City of Florence Department of Planning, Research, and Development front desk

b) <http://www.cityofflorence.com/departments/planning/ordinances-zoning.aspx>

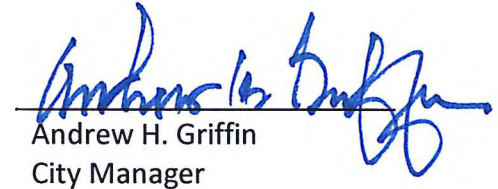
(3) Proposed Official Land Use Map available at:

c) City of Florence Department of Planning, Research, and Development front desk

d) <https://florences.maps.arcgis.com/apps/View/index.html?appid=4013386ed9d24088bfcf73337d1e0570>



Jerry B. Dudley
Planning Manager



Andrew H. Griffin
City Manager

ORDINANCE NO. 2017-_____

AN ORDINANCE TO ADOPT THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE AND ASSOICATED LAND USE MAPS

WHEREAS, a Public Hearing was held in the City Center Council Chambers on November 14, 2017 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the Unified Development Ordinance is a single document that encompasses all the development codes for the City of Florence including the existing land and subdivision, stormwater management and flood prevention ordinances as well as a rewrite of the zoning ordinance;

WHEREAS, the Unified Development Ordinance is based on the concepts of promoting desirable community character traits, fostering economic development and enhancing the livability of our community;

WHEREAS, we hereby find and conclude that the adoption of this Unified Development Ordinance will implement a goal as established in the Comprehensive Plan adopted February 14, 2011 and updated May 8, 2017, guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence;

NOW, THEREFORE, be it ordained by the City Council of the City of Florence, in meeting duly assembled and by the authority thereof, that the Unified Development Ordinance, attached hereto, be, and the same is hereby, adopted.

That this Ordinance shall become effective seven days after its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official **Zoning Atlas**.

ADOPTED THIS _____ DAY OF _____, 2017

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

**VII. a.
Report to Council
Appointments to Board**

FLORENCE CITY COUNCIL MEETING

DATE: January 8, 2018

AGENDA ITEM: Report to Council / Boards & Commissions

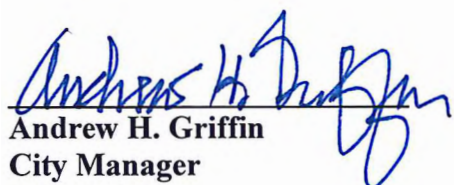
DEPARTMENT/DIVISION: City Council

I. ISSUE UNDER CONSIDERATION:

Council will consider nominations for the Construction and Maintenance Board of Adjustments and Appeals for a Mechanical Contractor.

II. CURRENT STATUS / PREVIOUS ACTION TAKEN:

There is one vacancy left to fill on this Board


Andrew H. Griffin
City Manager

Construction and Maintenance Board
of Adjustments and Appeals

Current Board Member

Status

**Councilmember to
make appointment**

Vacancy (Mechanical Contractor)

Councilman Jebaily